

## STAFF REPORT

DATE: Friday, October 14, 2005

TO: All Interested Parties

FROM: Tyler Ryerson, Associate Planner

PROPOSAL: **SW Oleson Road Project**

LOCATION: The portion of the road under review is limited to that portion within existing right-of-way and within the City limits of Beaverton, approximately located between SW Hall Boulevard to SW 91<sup>st</sup> Avenue, north of SW Garden Home Road to north of SW Peyton Road, and SW Dover Lane to the south side of the Fanno Creek bridge.

SUMMARY: The applicant, Washington County, requests a Type Two *Public Transportation Facility* application approval for reconstruction and right-of-way widening improvements of SW Oleson Road. In addition, the applicant requests a Type Two *Tree Plan Two* application approval for the removal of Community Trees and Significant Grove trees as identified on the City's Inventory of Significant Trees and Groves as Significant Groves NX-3 and NX-10. The proposal includes two improved travel lanes, sidewalks, bicycle lanes, left-turn lanes at selected locations, street trees, street lighting, landscaping, center medians, pedestrian crossings, retaining walls, and mitigation plantings. Improvements to driveways and other improvements on private property or on property to be purchased for additional right-of-way by the County which are not located within the City of Beaverton limits are not reviewed by this application proposal.

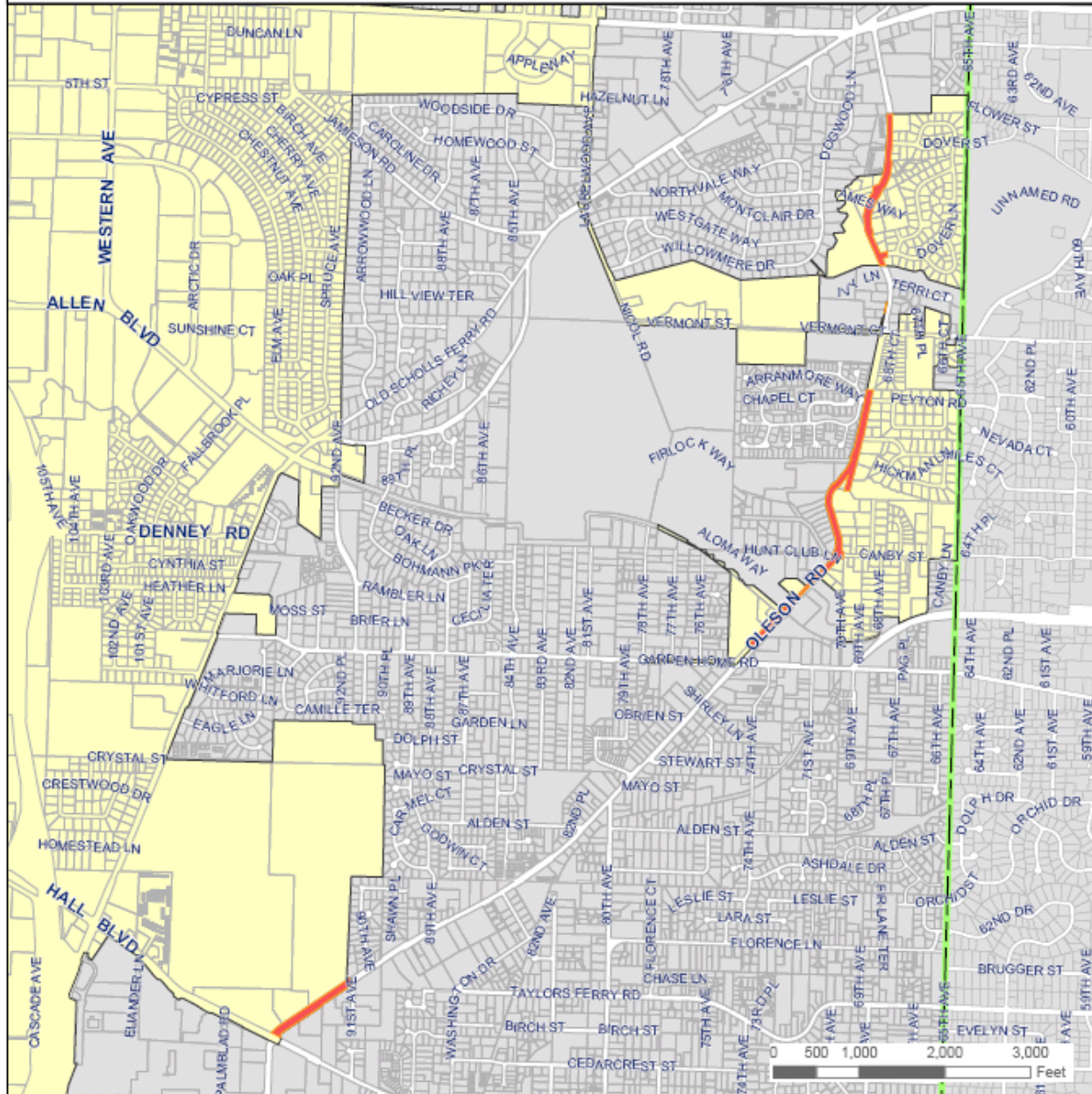
APPLICANT: Dan Brown, Washington County, Capital Project Management Division, 1400 SW Walnut Street, MS-18, Hillsboro, Oregon 97123

DECISIONS: **Approval of PTF2005-0001 (SW Oleson Road Project)**  
subject to conditions identified at the end of this report.

**Approval of TP2005-0014 (SW Oleson Road Project)**  
subject to conditions identified at the end of this report.

**Exhibit Name: Detail Map**

**Exhibit Number: 1**



**Project:**  
**SW Oleson Road Project**

*Department: Community Development  
Division: Development Services*

**Date:**  
9/02/2005

Oleson Road  
Right-of-Way

**N**



**Application #:** PTF 2005-0001  
TP 2005-0014

## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Deemed Complete	Final Written Decision	240-Day**
PTF2005-0001	June 1, 2005	August 31, 2005	Dec. 29, 2005	April 28, 2006
TP2005-00214	June 1, 2005	August 31, 2005	Dec. 29, 2005	April 28, 2006

\*\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	Right-of-Way - Abutting City of Beaverton Limits R7 and multiple Washington County Plan Designations and City and City of Portland Zoning Districts.
<b>Current Development</b>	SW Oleson Road
<b>NAC</b>	Nearest NAC - Denney/Whitford, located within CPO3 and CPO4M
<b>Comprehensive Plan</b>	<p><u>Land Use</u>: Neighborhood Residential Designation - Standard Density and Interim Annexation Areas (Washington County Comprehensive Plan in effect)</p> <p><u>Street Functional Classification Plan</u>: SW Oleson Road is designated as an "Arterial" street.</p> <p><u>Street Improvement Master Plan</u>: The Transportation System Plan Street Improvement Master Plan does not identify SW Oleson Road for street widening.</p> <p><u>Bicycle Master Plan</u>: SW Oleson Road is identified on the Bike :Master Plan as a street with proposed bike lanes. SW Oleson Road is identified on the RTP Bicycle System Designation as a "Regional Corridor On-Street Bikeway."</p> <p><u>Pedestrian Master Plan</u>: SW Oleson Road is identified as a street with existing and proposed sidewalks.</p> <p><u>Future Streets Where ROW is Planned for more than Two Lanes</u>: SW Oleson Road is an identified street where right-of-way is required for two (2) to three (3) lanes.</p> <p><u>Transit Route Master Plan</u>: Southern portion of SW Oleson Road is identified as being served by the existing regional Tri-Met Bus Line #45, with Major Transit Stops located at the Oleson Road intersections of Hall Boulevard and Garden Home Road.</p>

## WRITTEN TESTIMONY RECEIVED

Staff has received written correspondences from citizens in response to the **PTF2005-0001 / TP2005-0014 (SW Oleson Road Project)** proposal. All correspondences received by City staff have been provided to the applicant team with the expectations that the applicant would address the concerns and issues the letters raised. On October 5, 2005, the applicant submitted a response letter to the letters received (Exhibit 3.2). In addition, the applicant sent a response letter to Thomas Karsten of Morrison Karsten Group, received by the City on September 21, 2005 (Exhibit 3.3).

Below are the general concerns identified through the letters City staff received. The underlined text are the general concerns raised which is followed by City staff's responses to the concern(s):

### Tree removal and tree mitigation

Development Code Section 40.03 *Facilities Review Committee* criterion for approval #4 and Section 40.90.15.2.C criterion for approval #7 provides findings of how City staff have taken into consideration the identification of trees proposed to be removed, retained, and trees to be reviewed in the field. The establishment of tree protection fencing and clearly delineating trees to be retained and removed have been achieved through conditions of approval. Section 40.03.4 also explains that the removal of the identified trees do not require mitigation, however, the applicant is planting trees to mitigate the removal of the trees along the project area. Specific tree plantings are not reviewed by the City as the mitigation is not required. Generally, City staff encourage the applicant to plant native species as mitigation.

### Scope of the project - MSTIP project

City staff is reviewing the proposed roadway improvement and tree removal and retention plans. The City is not reviewing the scope of the project based upon the MSTIP project scope for Oleson Road, but the base of the City of Beaverton's Development Code criteria for approval.

### Specific design modifications to the proposed roadway improvements

The City's Transportation Engineer and City Engineer reviewed the various requested roadway design modifications by citizens and did not find that the modification requests were appropriate as conditions of approval to these land use applications.

Landscape medians along the southern portion of the project scope (within the City limits) would require additional street widening to include the medians. The City could review landscape medians if the applicant proposes the improvement, but a condition of approval was not required with these applications.

Tri-Met bus stop was reviewed by the applicant in coordination with Tri-Met, but locating a bus stop north of Garden Home Road was not advisable, since Tri-Met does not currently have service north of Garden Home and has no plans to add

service north of this road. No condition of approval was required.

#### Bike Lanes and Sidewalks

Bicycle lanes and sidewalks are provided the entire length of the project.

#### Hart Road comparison

The City Engineer reviewed this comment and expressed that Hart Road has few driveways and, therefore, more opportunities for center medians compared to many driveways and side street intersections on Oleson Road.

#### Design speed of the roadway

Roadway design speeds are established by the state not the County or the City. The City of Beaverton does not have the power to establish speed limits by a land use condition of approval [ORS 810.180(5)].

#### Street Lighting

Street lights have been designed to improve safety, but the County has approved an exception to lower lighting standards than typical for a County arterial roadway.

#### Alden Street pathway

A 12 foot wide asphalt accessway is proposed to the retention pond, providing CWS and City of Beaverton access to the retention pond.

#### Environmental impacts

As the applicant's response letter states, the impacts to natural resources and stormwater systems have been designed to meet the requirements of regulating agencies including Oregon Department of State Lands, the U.S. Army Corps of Engineers, Clean Water Services, Washington County, and City of Beaverton. Staff concurs that through *Facilities Review Committee* Section 40.03, staff found that through conditions of approval the project will satisfy the City's concerns for stormwater treatment where the project is located within the City's area of impact.

#### Public Involvement

Staff find that through the advisory Public Advisory Committee, Open Houses, Neighborhood Review Meetings, and two (2) public land use processes (Washington County and the City of Beaverton), public involvement opportunities were adequate.

#### Noise Levels

The City's Development Code does not include a criterion for approval regarding roadway noise levels. No condition of approval was required regarding noise.

#### 5225 SW Oleson Road

The project is being designed within the right-of-way adjacent to this property. The applicant indicates that no right-of-way acquisition was required at this location, but site easements were being negotiated with the condominium owners. No condition of approval was required for additional mitigation at this location.

## DESCRIPTION OF ATTACHMENTS AND TABLE OF CONTENTS

	<b><u>PAGE No.</u></b>
<b><u>Attachment A:</u></b> Facilities Review Committee Technical Review and Recommendation Report including Code Conformance Analysis; and Letters submitted from Facilities Review Members (without page numbers)	FR1-11
<b><u>Attachment B:</u></b> PTF2005-0001 (SW Oleson Road Project): Public Transportation Facility application.	PTF1-5
<b><u>Attachment C:</u></b> TP2005-0014 (SW Oleson Road Project): Tree Plan Two application	TP1-7
<b><u>Attachment D:</u></b> Conditions of Approval for both SW Oleson Road applications.	COA1-6

## **EXHIBITS**

### **Exhibit 1 Detail Map, page 2**

**The following exhibits are on file and are available upon request at the City of Beaverton, Development Service Division:**

**Exhibit 2.1 Letter Received on September 13, 2005, from Michael Skeels**

**Exhibit 2.2 Letter Received on September 13, 2005, from Mary McLain**

**Exhibit 2.3 Letter Received on September 13, 2005, from Terry Moore**

**Exhibit 2.4 Letter Received on September 16, 2005, Email Received on September 14, 2005 from Brian Wegener, Tualatin Riverkeepers**

**Exhibit 2.5 Letter Received on September 15, 2005, from Thomas Karsten, Morrison Karsten Group**

**Exhibit 2.6 Email Letter Received on September 19, 2005, from Jim Labbe, Audubon Society of Portland**

**Exhibit 2.7 Email Letter Received on September 25, 2005, from Dana and Jerry Schwartz**

**Exhibit 2.8 Letter Received on September 26, 2005, from Dan Nizich**

**Exhibit 2.9 Letter Received on October 3, 2005, from Elena Frank, CPO3**

**Exhibit 2.10 Letter Received on October 3, 2005, from Dell Goldsmith**

**Exhibit 2.11 Letter Received on October 3, 2005, from Dell Goldsmith and Robin McLeod**

**Exhibit 2.12 Email Letter Received on October 3, 2005, from Nathalie Darcy**

**Exhibit 2.13 Letter Received on October 3, 2005, from Barbara and Jon Stroud**

**Exhibit 2.14 Letter Received on October 3, 2005, from Jeffrey Renner**

**Exhibit 2.15 Letter Received on October 4, 2005, from Doug Brenner**

**Exhibit 3.1 Applicant's revised Tree Tables 1 through 4 Matrix, Received on October 6, 2005**

**Table 1 Proposed Trees to be Removed Significant Grove NX-3**

**Table 2 Surveyed Trees on Project Site Significant Grove NX-10**

**Table 3 Community Trees and Other Trees on Project Site**

**Table 4 Community Trees Proposed to be Removed or Potentially Removed (Identified as FR trees on the Tree Plans)**

**Exhibit 3.2 Applicant's Response to All Correspondences, Received on October 5, 2005**

**Exhibit 3.3 Applicant's Response to Mr. Thomas Karsten, of Morrison Karsten Group, Received on September 21, 2005**